



STATE OF TENNESSEE
DEPARTMENT OF GENERAL SERVICES

REQUEST FOR PROPOSALS # 13-10-907
AMENDMENT # TWO
FOR OFFICE SPACE IN MEMPHIS, SHELBY COUNTY,
TENNESSEE

DATE: November 20, 2014

RFP # 1310907 IS AMENDED AS FOLLOWS:

1. This RFP Schedule of Events updates and confirms scheduled RFP dates.

EVENT	TIME (central time zone)	DATE (all dates are state business days)
1. RFP Advertised		11/10/2014
2. Disability Accommodation Request Deadline		11/12/2014
3. Pre-proposal Conference	11:00 a.m.	11/13/2014
4. Notice of Intent to Propose		11/14/2014
5. Written "Questions & Comments" Deadline		11/14/2014
6. State Response to Written "Questions & Comments"		11/20/2014
7. Proposal Deadline	2:00 p.m.	11/25/2014
8. State Completion of Qualitative Proposal Evaluations		12/4/2014
9. State Opening of Cost Proposals		12/5/2014
10. State Completion of Cost Proposal Evaluations		12/15/2014
11. State Completion of Negotiations and Negotiated Cost Proposal Evaluations		1/8/2015
12. State Notice of Intent to Award Issued and RFP Files Opened for Public Inspection		1/9/2015
13. Executive Sub Committee of the State Building Commission Approval Sought (If lease term is greater than 5 years or annual rent is greater than \$150,000)		1/20/2015
14. Lease is circulated to successful Proposer for signature		1/28/2015
15. Lease Signature Deadline		2/5/2015
16. Delivery Date for Construction		4/1/2015
17. Substantial Completion Date		8/1/2015

18. Certificate of Occupancy Date		8/1/2015
19. Lease Commencement/Occupancy Date		9/1/2015

2. State responses to questions and comments in the table below amend and clarify this RFP.

Any restatement of RFP text in the Question/Comment column shall NOT be construed as a change in the actual wording of the RFP document.

QUESTION/COMMENT		STATE RESPONSE
1	On Item 2.1 - RFP Schedule of Events, it states on Item 16 Delivery Date for Construction to be 4/1/2015, additionally it states on Item 15 that Lease Signature Deadline is 2/5/2015. This allows the Landlord 54 days from Lease execution to meet the Landlord Delivery. What additional time provisions is the State willing to allow the Landlord in order to meet the required Landlord Delivery?	The State may consider proposals which offer different dates than the Schedule of Events. However, the dates in the Schedule of Events for Substantial Completion and Lease Commencement should be considered to be outside dates which should not be modified. Please specify any changes to the Schedule of Events that are part of a proposal.
2	The property that we are proposing for RFP Transaction No. 13-10-907 does not have fire sprinklers. Please confirm that since fire sprinklers are not required by code, that the State will be able to occupy without the ownership having to add sprinklers to the facility.	Section IV, Paragraph A of Attachment 6.3.B. states that fire protection should be installed in accordance with applicable codes and regulations. The State does not require a lessor to go above and beyond the applicable codes and regulations, but reserves the right to independently determine what codes and regulations are applicable.